

The **North Royalton Planning Commission** met in the City Hall Council Chambers, 14600 State Road, on **May 3, 2023 to conduct the Regular PC Meeting**. The meeting was called to order at 7:00 p.m. by Chair Gene Baxendale and opened with the Pledge of Allegiance.

PRESENT: Planning Commission: Chair Gene Baxendale, Mayor Antoskiewicz, Paul Marnecheck, Marie DeCapite, John Ranucci. Secretary/City Planner Ian Russell. Administration: Law Director Thomas Kelly, City Engineer Justin Haselton, Community Development Director Thomas Jordan, Waste Water Superintendent Mark Smith.

REGULAR ORDER OF BUSINESS:

Approval of the Minutes:

Moved and seconded to approve the minutes of **April 5, 2023. Motion carried.**

The Chair Baxendale gave an overview of the PC meeting process. The Public Hearing portion of meeting was called to order.

PUBLIC HEARING / OPEN MEETING

New Business

1. **PC23-12:** As required under Article XII Section (d) of the City of North Royalton Charter, Brown and Caldwell, on behalf of the City of North Royalton, is seeking plan approval for sanitary sewer improvements on Abbey Road which include the installation of 5,441 linear feet of gravity sewer and 8,830 linear feet of force main. The project will begin at the existing sewer connection point near Baldwin Creek, just north of I-80, and travel west to Abbey Road. The project will then proceed north within the Abbey Road right-of-way to a point south of Sprague Road before heading east to 11355 Sprague Road, also known as PPN: 481-07-026.

Tony Blanc, Manager with Brown and Caldwell: They are looking at a project for the City of North Royalton which replaces WWTP Plant B. The purpose of the project is to eliminate WWTP B. In doing so it will eliminate the cost of operating that plant. It will pump the sewage that was being treated at Plant B over to Plant A which has some spare capacity. Additionally that gravity sewer is being sized so it can open the available property for additional development. This is for Sanitary only, not storm sewer.

Michael Garnes, Project Manager with Brown and Caldwell: Gave a presentation (presentation on file) of the project including:

- A. **Project Overview:** Plant B Pump Station Conversion and Sewer Conveyance Design. Plant B would require large capital investment to keep that treatment plant in operation. A study was done to evaluate that compared to the present direction to convert and capture that flow with a pump station and be able to decommission the existing Plant B and use that for flow equalization. That comes at a significant savings to taxpayers. It will be reducing operation and maintenance needed at Plant B. Plant A has the hydraulic capacity to be able to take this facility offline and redirect that flow. He explained what flow equalization is for averaging normal flow and peak capacity flow. A long Sanitary Force Main is a pressure pipe to transmit flow from the pump station to a topographic high point where it would switch over to gravity sewer and then will flow down by gravity all the way to Baldwin Creek, just north of the 2-8 gravity sewer which is next to Baldwin Creek. That is the interceptor sewer that they will connect on to. That flow is transmitted with existing sewers down to Plant A. The forcemain does not take outside discharges into that forcemain; no one connects into that pipeline. The gravity sewer can accept multiple connections into it. It is more like a culvert pipe in the driveway with open flow which will flow to Plant A. Connections will be made to an existing 8-inch sanitary sewer on Abbey Road and will be able to provide additional new service laterals to currently unsewered properties so they can connect into the City's collection system. A majority of the area is

sewered but there are a couple areas unsewered. The new gravity sewer is deeper and larger and has the ability to pick those areas up. Currently it ties into an existing sewer that will be abandoned under this project because it travels through private property. The benefit is to keep the gravity sewer in public right-of-way to make it easier for maintenance purposes.

Paul Clark, 11090, Abbey Road, asked for clarification regarding sanitary vs. storm. Mayor Antoskiewicz responded this project is strictly for the sanitary line.

Clinton Malusky: 12696 Abbey Road, asked about timelines, permitting and expenses.

- B. New Sewer Service Area Benefits: Improved sewer area with ability to provide service to areas previously unsewered. Allows for growth in the area. A centralized sanitary sewer collection system provides an environmental benefit.
- C. Work Areas and Easements: The vast majority of the project is through the roadway section along the east side of northbound lane hugging the edge of pavement. A majority of the work is being done in the pavement and would take up a portion of that northbound lane but also can go up into the grass area. To the south, they are requesting a 30 ft. permanent easement from private property owners as well as a temporary easement from First Energy underneath the transmission towers for use of truck traffic laydown area for construction of the sewer. The permanent easement would be for future maintenance and operation of the sewer. The private property owner would have limited use of the 30 ft. wide strip that is now a permanent easement. The easement would remain grass.

The force main pressure pipe will be extended through an existing sewer easement; therefore no new easements are being requested in that area. They are asking for a temporary work access agreement (shown in pink) behind PPN: 481-07-009 to be used as a small work space. The work is trenchless aka horizontal directional drilling of the sewer along this alignment. It will not be open cut with an excavator across the entire alignment.

- D. Maintenance of Traffic: Traffic control will conform to ODOT Ohio Manual of Uniform Traffic Control Devices. Plans will be submitted. A road closure is not planned. Abbey Road will not be closed during the project. The residents will be able to access their property. There will be floating work areas while maintaining vehicular access to private properties including mail delivery, waste removal and emergency services at all times.
- E. Impacts to Local Residents and Businesses: Pavement and Site Restoration is part of the project. There are two different ways that the pavement will be replaced because there is a separate project in the future to do a mill and pave of Abbey Road in the southern portion which will provide a fresh pavement section. The first drawing is one which includes restoration to the center line of the road and the second one shows where just the trench section will be replaced. This is the section where it will be mill and paved.

City Engineer: Spoke to what is required for the residents connecting to the sewer. It is through the County Board of Health. Once the sewer is constructed and operational, the County Board of Health gives residents six-months to connect to that line. The City is paying for that line. The residents will have to pay for the connection from the home to the City Sewer. It could possibly be in the \$10,000 range depending on the distance the home is located to the street. A contractor will be able to give the resident a price. It would then be permitted through the Building Department.

City Planner: Permits will be required for the work as well as permits for the sanitary connections.

Law Director: Council and Administration have previously concluded that this project for the conversion of B Plant to the Pump Station will save the tax payers millions of dollars. This is an opportunity for the community to save untold dollars that would have otherwise gone to operational expenses at the B

Plant. As a result, they have already provided the appropriate funding for the project and much of the effort. We need to be sure it is designed to be done in an orderly manner. This meeting is to make all the people on Abbey Road aware of what was coming so they know what is happening and time to mentally prepare for whatever inconvenience this project will bring in their daily lives.

Waste Water Superintendent: Gave additional insight. The B Plant was last upgraded in 1989. The Plant has a lot of failures and repairs to tanks and equipment. To repair B Plant would be to practically build a new plant costing approximately 80 to 100 million dollars. We have spent 10 to 12 million dollars in upgrades to Plant A. After the study, it was determined that closing Plant B and converting it to a pump station and pump the flow to the Plant A is more feasible. The A Plant has the capacity to treat the waste. In the process, we hope it will help with some of the issues over there as far as storm work. It also helps the City to be more marketable for any Industry that may come into the area which will now have sanitary sewer availability on all that acreage.

Building Development Director: In 2004 a portion of Abbey Road was zoned Commercial but they lacked sewers. You cannot develop a commercial property without direct access to a sewer. The septic tanks will not work on commercial properties. This project is helpful for the commercial development of the lower portion of Abbey Road in order to get the infrastructure in there to meet the zoning requirement. It also increases capacity in general for all the residents.

Dave and Sheila Demeter, 9217 Abbey Road, asked if the existing line that runs from the B Plant down to the A Plant through the backyards of the properties on the east side will be abandoned. He said because his home sits far back from the road and has an extreme grade difference, in order to get the necessary pitch to drain to the road the sewer line would end up above their first-floor bathroom window and be 25-30 ft. deep at the road. If the system were to fail it would create a major problem. He said they have replaced their septic system with a failsafe tank. He also questioned if they would need an easement for his property.

Community Development Director: The Demeter's parcel is an exception to the rule. It would be helpful if the resident were to meet with one of the Brown Caldwell people. An easement would not be needed because the pipe will be installed in the northbound lane in the street not on the private property.

Jacob Federer, 9433 Abbey Road, spoke of the creek between his and his neighbor's property which is constantly overflowing. He asked what precautions will be made around that creek area during construction. What is the timeframe for coming up with the \$10,000 to hook up to the sewer line.

Community Development Director: All the other properties, except for 9217 Abbey Road because of the grade difference of their home on Abbey Road, already have sewer service. There are only five homes at the very bottom of Abbey Road which is at the end of the project that will receive new sewer service and be required to tie in. The project should be completed roughly at the end of 2024. At that point, those five homes would have 6-months to connect.

Rich Harrell, 10651 Abbey Road, said a Sanitary Sewer project like this has been attempted in the past and was an epic fail; the project stopped because of the grade.

Waste Water Superintendent: The pipe which was installed in 1963 was installed incorrectly. We have new technology and with a lot of effort and study we will make sure this project is going to be correct. The existing forcemain is going to be removed. Everyone will be tied into a new one from the lateral.

Chairman Baxendale: For clarification, the laterals will go from the new sewer line to the property line. The five houses that are not attached to the sewers will be responsible from their house to the lateral at the property line.

Tom Denk, 12557 Abbey Road, said he has a sewer on the east-end of his property that is tied into a 15 in. main trunk line down in the ravine. The previous owner tied into it in 2000 or 2001 and brought it onto the property. He asked which way should he take his sewer.

Wastewater Superintendent: That line will be eliminated.

Law Director: This is a unique and unusual circumstance. Mr. Denk would be wise to speak with the Brown and Caldwell people, the Wastewater Superintendent and the City Engineer.

Ron Barski, 11462 Abbey Road, asked what is the start date and completion date. If the total street will be repaved. Is there going to be a conjunction with this project for the storm sewer. Will the Parma side of Sprague Road be tied into this pumpstation.

Wastewater Superintendent: Nothing will be coming from Parma to North Royalton. We are not able to guarantee that this project will assist with any stormwater issues.

Deanna Bir, 12758 Abbey Road, asked what will the method of communication be for the five residents who will be required to tie in.

With no further public comment, Chair Baxendale closed the Public Hearing portion of the meeting and called to order the Regular portion of the meeting for discussion by the Board members.

Chairman Baxendale: Asked the applicant to return to the podium to address questions raised by the residents.

Michael Garnes and Tony Blanc from Brown and Caldwell responded to questions and concerns:

- Is the existing forcemain being abandoned? Yes, the existing 8 in. forcemain which was primarily used for pumping sludge from Plant B to Plant A is too small and will be abandoned as part of this project. It will be removed in areas where it is assessable; it will be filled and abandoned in other areas.
- Community Development Director: There are five parcels that will need new service tied into the sanitary. Two parcels just north of the Self-Storage property will need a 30 ft. easement. Near Plant B there is a temporary easement which is in the back yard of a resident's house; it will be given back to the owner after construction. The rest of the parcels will only be affected during the course of construction.
- How much of Abbey Road is getting a full resurfacing versus the replacement over the trench that is going in. There is another future project that Brown and Caldwell is not working on where there will be a mill and pave for Abbey Road between Albion Road and the Turnpike.

The portion north of Albion Road will be milling and paving half of the road so you don't have the pipe cut through the pavement section for just the northbound lane or the east half of the road for the full section which will be open cut for the construction of the sewer. This will create a better finish. The transition will be at the center of the road with a seam of new versus old; it will match existing grade and it is a requirement that it be sealed and striping replaced.

City Engineer: The County has selected Abbey Road to be resurfaced. We have worked with them to delay the resurfacing until after this Sanitary Sewer project is complete.

Mayor Antoskiewicz: We are aware of the condition of Abbey Road from Albion Road to Rt. 82. We have had plans to pave that and have had a 50/50 grant for that project. We have continued

to delay the Abbey Road resurfacing project because we knew this project was coming. Our Service Department has tried to keep up with it over the last couple years and we will continue to be out there to do improvements to areas of the road prior to construction.

- Law Director: Asked the applicant, will all the residents have full access to their homes during construction regardless where the excavation is being done. The applicant responded, yes. The plans require the contractor to provide uninterrupted service and access to their driveways.
- Projected Start and Finish Dates: The applicant stated they are currently still going through the permitting process and acquiring the easements. Once that is completed, they will advertise the project for bid. They are hoping to give notice to proceed towards the end of the year, possibly in November. The project is a one-year duration and should be done by 2024 year-end. Once the project is awarded, they will have a much better schedule from the contractor.
- Waste Water Supervisor: Once the engineering and planning is finalized, the project will go out for bid; the bid will be awarded and the project will then proceed. On an ongoing basis, the Sewer Department will have a Project Manager who will be overseeing the project.

Community Development Director: Administration will be staying after the meeting to meet with the five property owners in order to walk them through the steps. We can provide ongoing help for those residents who will be doing the connections; helping to identify a contractor, work with them on the permitting process, possible funding mechanisms for the resident's portion of tying in. If construction is finished at the end of 2024, those residents will receive a notice in the mail from the Department of Health that a sewer is available and as such they will be required to tie in. They will give a specified timeframe.

Mayor Antoskiewicz: Spoke regarding the timeline. As of today's meeting, the residents will have almost two years before they would really be required to hook up.

Mayor Antoskiewicz: If for some reason a resident's apron or grass gets torn up, the project is required to replace those things.

Brown and Caldwell: We have a full-size set of plans to look at if someone would like to see them after the meeting.

Mr. Ranucci asked if traffic flow will be one-way or two-way during construction. The applicant responded the majority of the roadway will remain open for two-way traffic. There will be a small segment where they will cone and partition off the working area which would be roughly 500 ft. Flaggers will be needed to channel traffic through the southbound lane to get around that work area.

Community Development Director: We appreciate the patience of the resident during the construction process. We realize this is an inconvenience, and we hope you will reap the benefits after its completion.

With no further discussion the Chair asked for a motion to approve.

Motion made by Mayor Antoskiewicz, seconded by Mr. Ranucci to approve the application. Roll call: Yeas: Five (Baxendale, Marnecheck, Mayor Antoskiewicz, DeCapite, Ranucci). Nays: None. Motion to approve (5-0).

ADJOURNMENT: Moved and seconded to adjourn the May 3, 2023 Planning Commission meeting. Motion carried. Meeting adjourned at 8:10 p.m.

Minutes Transcribed by D. Veverka.

APPROVED: /s/ Eugene Baxendale
Chair

DATE APPROVED: June 7, 2023

ATTEST: /s/ Ian Russell
Planning Commission Secretary